



**RASCARREL**

5 HAMILTON AVENUE, POLLOKSHIELDS

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c o r u m



5 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

**This tremendous detached home sits in level, gated grounds South facing and enclosed to the rear.**

Rascarrel is a distinctive sandstone villa, originally dating from the early 1900s and found in the Avenues of West Pollokshields. The property has nine versatile apartments in total as well as some beautiful traditional features combined with tasteful contemporary fittings. The accommodation in brief; gable end vestibule into reception hallway, cloakroom/wc, double aspect corner bay windowed lounge, comfortable sitting room/snug and a designated bay windowed dining room. A large fitted kitchen is accessed from both the dining room and the hallway with a utility room adjacent and door to the rear garden. A hidden staircase off the kitchen leads to mezzanine level into a customised bar/games room and a three piece bathroom suite.

The main staircase leads to first floor revealing a corner bay windowed principal bedroom with a luxury four piece en-suite and double doors into a commodious dressing room. There are two further bedrooms at first floor level alongside a shower room/wc before a further fixed staircase leads to second floor level. There are two generous double bedrooms at second floor one of which has its own en-suite shower room.

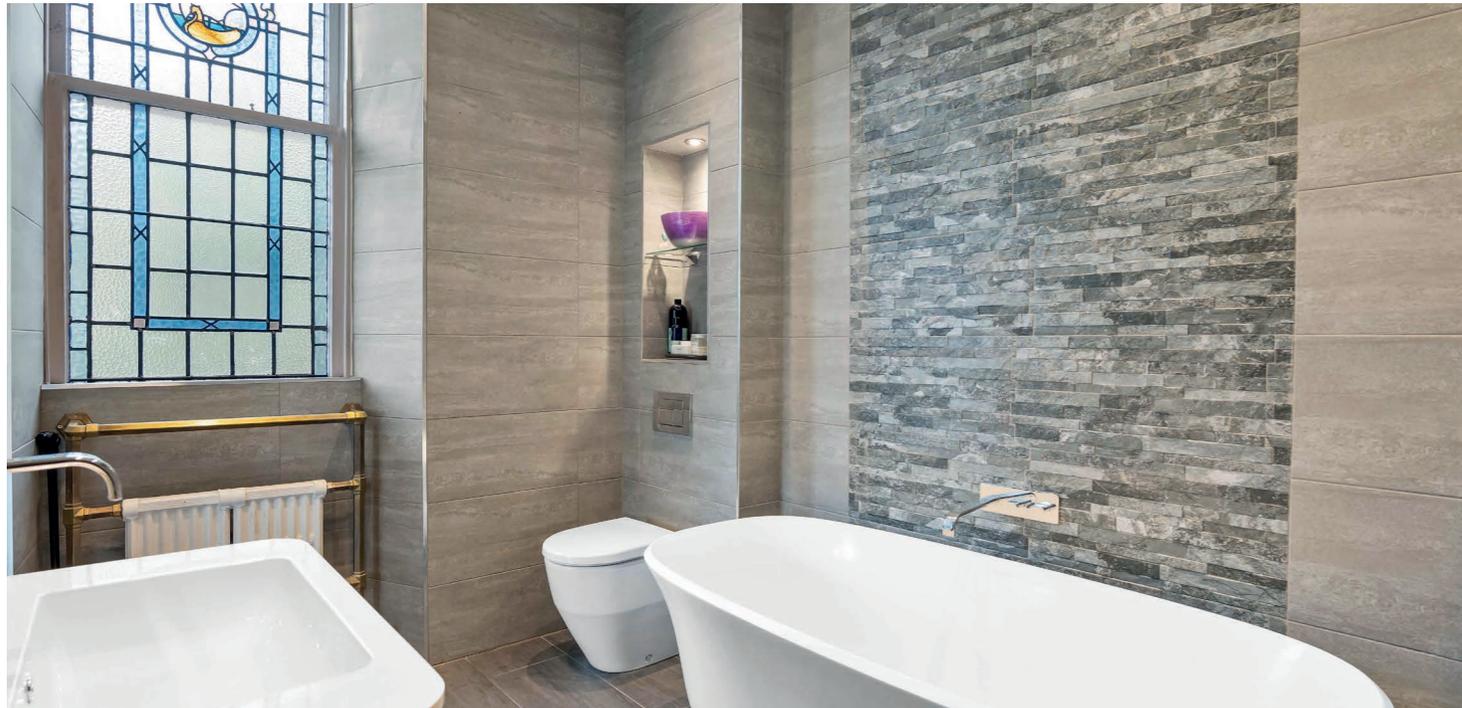
Sympathetic refurbishments have been carried out to the property, however, the manner of works allow period features to be retained such as detailed ceiling plasterwork, exposed timber flooring, moulded woodwork and an open working fire in the sitting room/snug. The property has gas fired central heating, partial double glazing and a security alarm system. A large basement is accessible from the under stair cupboard off the ground floor hallway.

Externally the building sits in a level plot with driveway parking to the front and side via electric gates. The gardens are particularly private, of particular note to the rear where they are South facing and bound by perimeter walls. A double garage with dividing wall sits at the head of the driveway providing power and light provision.









5 Hamilton Avenue is within one mile of amenities on Nithsdale Road/Kildrostan Street where independent shops, coffee houses and restaurants are found. Maxwell Park and Pollok Park offer excellent recreational space whilst Maxwell Park train station is approximately 600 yards from the front door. Junction one of the M77 connects Pollokshields to Scotland's motorway network.

**SS4950** | Sat Nav: Rascarrel, 5 Hamilton Avenue, Pollokshields, G41 4JG

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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